

ZB# 77-25

Safekey Mini Warehouse

69-4-6

SafeKey Mini-Warehouses, Inc.

~~44~~ 77-25.

Public Hearing
February 27, 1977
8 p.m.

Fee paid -
file

To Town Clerk
for filing

GENERAL RECEIPT

3593

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N Y 12550

RECEIVED OF Samuel Bloom Mar 17 1978
Safekey Mini-Warehouse (Due \$50.00
Fifty and 00/100 DOLLARS

FOR Variance app. 78-4

DISTRIBUTION:

FUND	CODE	AMOUNT
50.00		
check		

BY Charlotte Marcantonia

Deputy
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-4
(Number)

Feb. 16, 1978
(Date)

I. Applicant information:

- LBL Associates and Safeky Mini-Warehouses, Inc.
34 Hudson Drive (John C. Bragg, General Manager)
- (a) New Windsor, New York (562-5409)
(Name, address and phone of Applicant)
- (b) None
(Name, address and phone of purchaser or lessee)
Daniel J. Bloom & Peter E. Bloom, Esqs.
Rte. 94, P.O. Box 477
- (c) Vails Gate, N.Y. 12584 - Daniel J. Bloom - Of Counsel
(Name, address and phone of attorney)
- (d) None
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

III. Property information:

- (a) "C" P.O. Box 597, Rte. 94 69-4-6 10 acres
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? same
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Aug. 25, 1977
- (e) Has property been subdivided previously? No When?
- (f) Has property been subject of variance or special permit previously? Yes When? May, 1977 (approx.)
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No . If so, when

78-4
(Number)

Feb. 16, 1978
(Date)

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- LBL Associates and Safeky Mini-Warehouses, Inc.
34 Hudson Drive (John C. Bragg, General Manager)
(a) New Windsor, New York (562-5409)
(Name, address and phone of Applicant)
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Daniel J. Bloom & Peter E. Bloom, Esqs.
Rte. 94, P.O. Box 477
- (c) Vails Gate, N.Y. 12584 - Daniel J. Bloom - Of Counsel
(Name, address and phone of attorney)
- (d) None
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
☐ Area variance
☐ Sign variance
☐ Special permit

III. Property information:

- (a) "C" P.O. Box 597, Rte. 94 69-4-6 10 acres
(Zone) (Address) (M B L) (Lot size)
Vails Gate, N.Y. 12584
- (b) What other zones lie within 500 ft.? same
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? Aug. 25, 1977
- (e) Has property been subdivided previously? No When?
- (f) Has property been subject of variance or special permit previously? Yes When? May, 1977 (approx.)
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. That portion of premises which fronts on south side of Rt. 94 (1.5 acres) is used as "mini-warehouse" complex with permission of this Board.

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table "NC" & "C", Column A, to allow

The construction of a "mobile home park" consisting of
(Describe proposed use)
27 units in an area presently zoned "C" (Design Shopping).

- X(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
Applicant has exhausted search for a use that would be permitted in the zone it is in. Property is unsuited for normal commercial use due to fact that the access off Rt. 94 is only 25 feet in width and almost 700 feet in length; site is low and not at all visible from Rt. 94; property is cut across with a gas main easement and again cut across in a different direction with a sanitary sewer easement both serving the community; property is also cut up with a storm water easement and is supplying the surrounding high ground within Vails Gate with a natural holding pad.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

_____ consisting of
(Describe proposed use)
27 units in an area presently zoned "C" (Design Shopping).

- X(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
Applicant has exhausted search for a use that would be permitted in the zone it is in. Property is unsuited for normal commercial use due to fact that the access off Rt. 94 is only 25 feet in width and almost 700 feet in length; site is low and not at all visible from Rt. 94; property is cut across with a gas main easement and again cut across in a different direction with a sanitary sewer easement both serving the community; property is also cut up with a storm water easement and is supplying the surrounding high ground within Vails Gate with a natural holding pad.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

_____.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

_____.

☐ VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
1. The hardships referred-to hereinabove at IV(b) become advantages to use this as a mobile home park.
 2. The sanitary sewer line through the property can be utilized by the home sites.
 3. The water mains available can be extended to each home site and water for fire protection will be available.
 4. Ample wooded area makes a natural setting for mobile homes and the fact that there is no visibility from any road or abutting site will both make it pleasant for the occupants as well as not detracting from the neighborhood-for it will not be visible from Rte. 94.
 5. Applicant has close professional management available through resident manager living at its site on Rte.94 already managing the Safeky Mini Warehouse operation at the site.
 6. Establish and enforce strict rules and regulations for the mobile home park.

☐ IX.

Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- X Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- X Check in amount of \$ 50.00 payable to Town of New Windsor.

- (b) Describe in detail the use and structures proposed for the special permit.

☒ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
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 2. The sanitary sewer line through the property can be utilized by the home sites.
 3. The water mains available can be extended to each home site and water for fire protection will be available.
 4. Ample wooded area makes a natural setting for mobile homes and the fact that there is no visibility from any road or abutting site will both make it pleasant for the occupants as well as not detracting from the neighborhood-for it will not be visible from Rte. 94.
 5. Applicant has close professional management available through resident manager living at its site on Rte. 94 already managing the Safeky Mini Warehouse operation at the site.
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 - ☐ Copy of contract of sale, lease or franchise agreement.
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 - ☐ Copy(ies) of sign(s) with dimensions.
 - ☒ Check in amount of \$ 50.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☒ Other **Plot Plan for proposed mobile home park dated June 24, 1977, prepared by Trachte Metal Bldgs. Co.**

1

X. AETIDAVIT.

Date February 16, 1978

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

LBL ASSOCIATES & SAFEKY MINI-
WAREHOUSES, INC.

By: Vivian Rose
Vivian Rose
 (Applicant) General Agent

Sworn to before me this

16th day of Feb. , 1978

Carol A. Lynn
Notary Public
CAROL A. LYNN
Notary Public, State of New York
Residing in Orange County
Commission expires March 30, 1978

XI. ZBA Action:

- (a) Public Hearing date February 27, 1978 (8:00 p.m.)
- (b) Variance is _____
- (c) Special Permit is _____
- (d) Conditions and safeguards _____

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESO-

) SS.:
COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

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A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC.

DECISION DENYING
USE VARIANCE

#78-4.

WHEREAS, LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC., Safekey being a corporation having an office at 34 Hudson Drive, Town of New Windsor, New York, by its General Manager, John C. Bragg, have applied to the Zoning Board of Appeals for a use variance to permit construction of a mobile home park consisting of 27 units in an area presently zoned "C" (Design Shopping), located off Route 94, in the Town of New Windsor, N.Y.; and

WHEREAS, a public hearing was held on the 27th day of February, 1978 at which time John C. Bragg and Paul Lindau appeared on behalf of the applicant corporation together with Daniel J. Bloom, Esq., attorney for the applicant; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

WHEREAS, their appearing to be no opposition to the application before the board from neighboring property owners; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter;

1. At the time the applicants' purchased the property in question they were aware that the use sought by the instant application was prohibited by the applicable ordinances of the Town of New Windsor.

2. That the applicant did not show that the return from the property would not be reasonable for each and every use permitted under the Zoning Ordinance.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The board does not reach the question of whether applicants' plight is due to unique circumstances and not to general neighborhood conditions, or the question of whether the use sought to be authorized by the variance will alter the essential character of the locality because of its finding that the applicant failed to show that a reasonable return from the property could not be had from each and every permitted use.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor denies a use variance as requested in the application.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.

Dated: March 13, 1978.

s/ Richard Jenick
~~VINCENT DEWONA, Vice Chairman~~
Acting Chairman

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y. 12550
February 22, 1978

Ernest Spignardo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: PUBLIC HEARINGS BEFORE THE ZONING BOARD OF APPEALS
February 27, 1978

Dear Ernie:

Kindly be advised that the following public hearings will be heard before the Zoning Board of Appeals on Monday evening, February 27, 1978:

8 p.m. - Application of SAFE-KEY MINI-WAREHOUSES, INC.
request for trailer park on Route 94.

8:15 p.m. - Application of FRANK WORTMANN and ROBERT
LOEVEN for construction of 4-4 family
residences in an R-4A district.

I have enclosed herewith copies of the above applications together with public hearing notices which were published in The Evening News.

Very truly yours,

Patricia Razansky
PATRICIA RAZANSKY, Secretary

/pr

Enclosures

cc: Howard Collett, Bldg/Zoning Inspector

DELIVERED BY HAND

LAW OFFICES

Daniel J. Bloom
Peter F. Bloom

February 23, 1978

ROUTE 94 POST OFFICE BOX 477
(AT THE PROFESSIONAL CIRCLE)
VAILS GATE, NEW YORK 12584

TELEPHONE (914) 561-6920

FEB 23 1978

Mrs. Patricia Razansky, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

RE: Application of Safeky Mini-Warehouses, Inc. and
LBL Associates for Class "C" Zoning Variance
Appeal No. 78-4

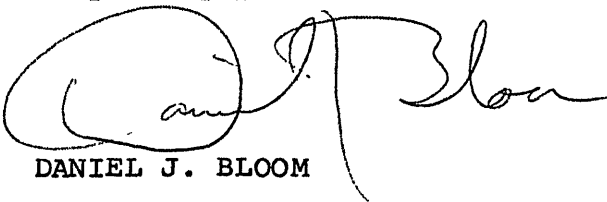
Dear Mrs. Razansky:

I present herewith by hand an original plus one photostatic copy of Application for Variance in the above matter duly acknowledged on February 16, 1978, together with our check No. 8091 in the amount of \$50 payable to the order of the Town of New Windsor to cover the subject application fee.

It is my understanding that this matter will be heard before a public meeting of the Zoning Board of Appeals at the New Windsor Town Hall on February 27, 1978, at 8:00 p.m.

Thank you.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Daniel J. Bloom". The signature is written in dark ink and is positioned above the printed name.

DANIEL J. BLOOM

DJB/cal
Enc.

INTER-OFFICE CORRESPONDENCE

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

FROM: ATTORNEY FOR THE BOARD

SUBJECT: APPLICATION FOR A VARIANCE OF
LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC.
#78-4

DATE: March 1, 1978

With respect to the matter that arose at the Zoning Board of Appeals meeting of February 27, 1978 regarding the renewal of the application by LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC., I have re-examined the applicable law and it appears that the motion to renew required a unanimous vote in order to permit reconsideration. In view of the fact that the vote was 3-2 it therefore appears that the motion to renew was in fact defeated and the subsequent action of the board in granting the variance was therefore null, void and without effect.

In accordance with the re-examination of the applicable law I will prepare the decision to reflect the foregoing comments.

I will also inform Mr. Bloom who represented LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC. at the hearing, of the effective denial of their application.



Andrew S. Krieger, Esq.

ASK:pr

cc: Ernest Spignardo, Chairman
Town Planning Board

Howard Collett, Bldg./Zoning Inspector

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y.
March 1, 1978

Daniel J. Bloom, Esq.
Bloom & Bloom
P. O. Box 477
Vails Gate, N.Y. 12584

RE: APPLICATION FOR VARIANCE OF LBL ASSOCIATES and
SAFEKEY MINI-WAREHOUSES, INC.
#78-4

Dear Mr. Bloom:

With respect to the application of LBL ASSOCIATES and SAFEKEY MINI-WAREHOUSES, INC. before the Zoning Board of Appeals on February 27, 1978, I have re-examined the applicable law and it appears that pursuant to Town Law, Section 267 (6) that a unanimous vote of the board members present was required in order for the board to permit you to renew your prior application upon new evidence. In view of the fact that the vote on the motion was 3-2, it appears therefore that the first determination of the board will stand denying the application.

If you have any questions with respect to this matter, please feel free to contact me at Town Hall.

Very truly yours,



ANDREW S. KRIEGER, ESQ.
Attorney for the Zoning Board of Appeals

ASK:pr



COUNTY OF ORANGE

Department of Planning

124 MAIN STREET (1887 Building)
GOSHEN, NEW YORK 10924
TEL. (914) 294-5151

Peter Garrison, A.I.P., Commissioner

Edwin J. Garling, A.I.P., Deputy Commissioner

February 21, 1978 **FEB 23 1978**

Mr. Theodore Jargstorf, Chairman
New Windsor Zoning Board of Appeals
Town Hall
555 Union Avenue
New Windsor, New York 12550

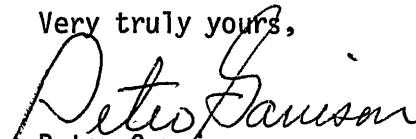
Re: Variance - LBL Associates and
Safely Mini-Warehouses

Dear Mr. Jargstorf:

This office, pursuant to the provisions of Section 239, 1 and m,
Article 12-B of the General Municipal Law of the State of New York, has
received the above subject application.

We hereby return the matter for final local determination.

Very truly yours,


Peter Garrison
Commissioner of Planning

PG/jm

cc: D. Bloom, Attorney

2.0 FEASABILITY - EXECUTIVE SUMMARY

2.1 ANTICIPATED NUMBER OF CHILDREN

The survey of existing mobile home parks obtained by personal observation (presence of toys, bikes, etc.) and interviews with tenants and managers indicates an average of about .15 children per unit.

Due to the high quality and convenient location of the proposed mobile home park, the owners anticipate approximately .2 children per unit or about 4 or 5 children for the entire park.

2.2 ANTICIPATED RENTALS

Since the highest rentals of existing parks in the area (\$135. for Silver Stream in New Windsor and \$120 for Candlestick in Newburgh) were found to be for parks that would not be up to the standards of the proposed site, much higher rentals would be possible.

The combination of larger space, attractive lots, secluded wooded area, on-site management, clean appearance, city water and sewer, well-paved roads, large recreational area, community TV antenna, convenient storage (at Safeky), and superior location handy for shopping, would enable the owners to charge rents ranging from \$135. to \$150. per month.

FEASABILITY STUDY
PROPOSED MOBILE HOME PARK
IN THE
TOWN OF NEW WINDSOR, N.Y.
OCTOBER, 1977

1.0 MARKET STUDY

1.1 INTRODUCTION

The owners and operators of Safety Mini-Warehouses, Inc. completed an evaluation of the market for a mobile home park on their site in the Town Of New Windsor, N.Y.

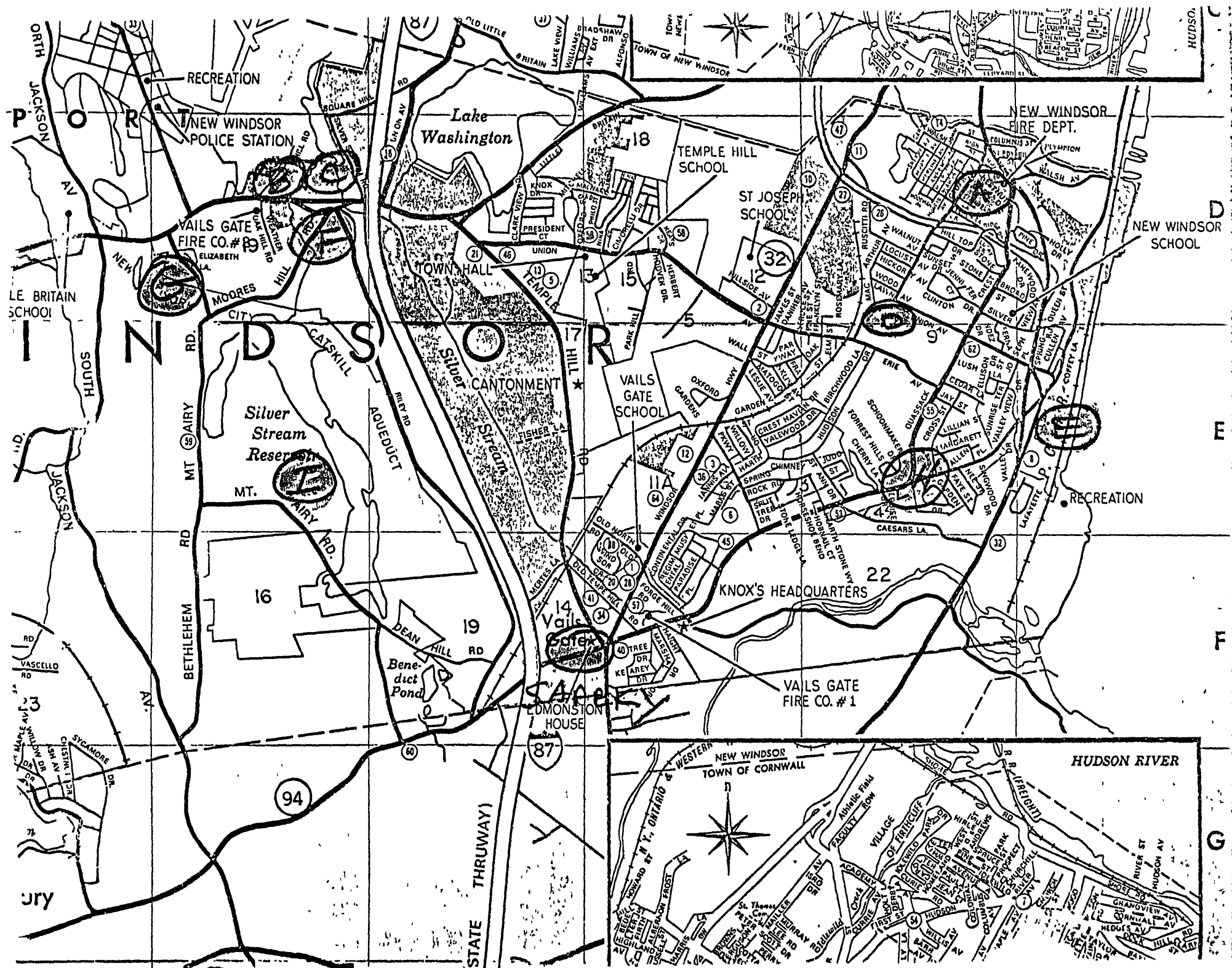
The following sections detail principle findings of a market study performed in October, 1977.

All information was obtained from personal observation, tenant and manager interviews and public records.

1.2 EXISTING MOBILE HOME PARKS IN TOWN OF NEW WINDSOR

The attached survey forms of all of the mobile home parks we could find show that none comply with the new guidelines for future sites..

The largest park has about 70 units on less than 8 acres, and the smallest only 4 units. Almost everywhere, units are very close to each other with little or no recreation area. Most have city sewer and water. Rents run from \$30. to \$135. a month and there are few vacancies. None had the combination of free space, orderliness and beauty associated with modern concepts in mobile home developments.



MOBILE HOME PARK SURVEY

NAME: _____

ADDRESS: 97 Cedar Ave.
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: A

OWNER: D.E. Yannone

PHONE: _____

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 20 DISTANCE BETWEEN UNITS 15 ft.

VACANCIES: 1-2

CITY WATER: YES x; NO _____

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: nice, but nothing fancy. There is a house
either on the property, or adjacent to it.

NUMBER OF CHILDREN PER UNIT: .10

MOBILE HOME PARK SURVEY

NAME: Hill 'n' Dale

ADDRESS: rte 207
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: B

OWNER: _____

PHONE: 888 4600 (888-4355)

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 20-30 DISTANCE BETWEEN UNITS 10-15 ft.

VACANCIES: 1

CITY WATER: YES _____; NO x

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$110 UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS x; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: very pretty and clean

NUMBER OF CHILDREN PER UNIT: .20

MOBILE HOME PARK SURVEY

NAME: Walter's Trailer Village

ADDRESS: rte. 207
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: C

OWNER: Mrs. Jacobi

PHONE: 564-6430

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 70 DISTANCE BETWEEN UNITS 7-12 ft.

VACANCIES: 0

CITY WATER: YES _____; NO x

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$ 85 UP TO \$ _____ PER MONTH. \$2/mo. for each add.
person over 2

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: ok, no apparent order.

NUMBER OF CHILDREN PER UNIT: 0

MOBILE HOME PARK SURVEY

NAME: _____

ADDRESS: Union Hgy. near municiple building
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: D

OWNER: Evelyn Simpson

PHONE: _____

SIZE OF LOT: small ACRES

NUMBER OF UNITS: 6 DISTANCE BETWEEN UNITS 5 ft.

VACANCIES: no

CITY WATER: YES x; NO _____

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: not attractive.

NUMBER OF CHILDREN PER UNIT: 0

MOBILE HOME PARK SURVEY

NAME: Rudy's Trailer Court

ADDRESS: 9W almost accross from 94 turnoff
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: E

OWNER: Rudy DiNitto

PHONE: 562 8470

SIZE OF LOT: .6 ACRES

NUMBER OF UNITS: 19 DISTANCE BETWEEN UNITS 3-5ft.

VACANCIES: 0

CITY WATER: YES x; NO

CITY SEWER: YES x; NO

RENTAL RANGE: \$ UP TO \$ PER MONTH.

RECREATION AREA: YES ; NO x

SKIRTS: ON ALL UNITS ; SOME UNITS x; NO UNITS

GENERAL APPEARANCE: awful

NUMBER OF CHILDREN PER UNIT: 0

MOBILE HOME PARK SURVEY

NAME: _____

ADDRESS: rte. 207 & Moore's Hill Rd.
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: F

OWNER: _____

PHONE: _____

SIZE OF LOT: _____ ACRES small

NUMBER OF UNITS: 4 DISTANCE BETWEEN UNITS 5 ft.

VACANCIES: 0

CITY WATER: YES _____; NO x

CITY SEWER: YES _____; NO x

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: not attractive

NUMBER OF CHILDREN PER UNIT? 0

MOBILE HOME PARK SURVEY

NAME: Silver Stream

ADDRESS: rte. 207 accross from Stewart AFB
TOWN OF New Windsor, COUNTY OF Orange

MAP LOCATION LETTER: G

OWNER: _____

PHONE: _____

SIZE OF LOT: 30 ACRES

NUMBER OF UNITS: 48 DISTANCE BETWEEN UNITS 15 ft. each lot
is 50x100

VACANCIES: 2-3

CITY WATER: YES _____; NO x

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$ 130 UP TO \$ 135 PER MONTH.

RECREATION AREA: YES x; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: okay, nothing special

NUMBER OF CHILDREN PER UNIT: .20

MOBILE HOME PARK SURVEY

NAME: Sal's Tavern

ADDRESS: Quassaick Ave. & RTE. 94, behind tavern
TOWN OF NEW WINOSON, COUNTY OF ORANGE.

MAP LOCATION LETTER: H

OWNER: Del Molano, Peter

PHONE: 562 7761

SIZE OF LOT: _____ ACRES small

NUMBER OF UNITS: 6 DISTANCE BETWEEN UNITS 5-7 ft.

VACANCIES: 0

CITY WATER: YES x; NO _____

CITY SEWER: YES x; NO _____

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: homes very close together.
a little over 3 mi. from Safeky.

NUMBER OF CHILDREN PER UNIT: 0

MOBILE HOME PARK SURVEY

NAME: Mount Airy Trailer Ct.

ADDRESS: rte. 207, bet. 207 & 94 on Mt. Airy Rd.
TOWN OF NEW WINNERS, COUNTY OF ORANGE

MAP LOCATION LETTER: I

OWNER: _____

PHONE: _____

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 82 DISTANCE BETWEEN UNITS 10-15 ft.

VACANCIES: _____

CITY WATER: YES _____; NO x

CITY SEWER: YES _____; NO x

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: small pond on property, not
especially attractive

NUMBER OF CHILDREN PER UNIT: .10

MOBILE HOME PARK SURVEY

NAME: Brittany Terrace

ADDRESS: Station Rd.
TOWN OF Little Brittan, COUNTY OF Orange
NEW WINNERS

MAP LOCATION LETTER: V

OWNER: Mr. and Mrs. Peter Keane

PHONE: 496 4081

SIZE OF LOT: ACRES

NUMBER OF UNITS: 34 DISTANCE BETWEEN UNITS 15-20

VACANCIES: ?

CITY WATER: YES ; NO x

CITY SEWER: YES ; NO x

RENTAL RANGE: \$ 110 UP TO \$ PER MONTH.

RECREATION AREA: YES ; NO x

SKIRTS: ON ALL UNITS ; SOME UNITS x; NO UNITS

GENERAL APPEARANCE: very attractive. You must purchase home
from the Keane's. They have lots of land and want to
expand, but have not been allowed to.

NUMBER OF CHILDREN PER UNIT: .15

MOBILE HOME PARK SURVEY

NAME: Paradise Mobile Home Park

ADDRESS: TOWN OF New Windsor, COUNTY OF ORANGE

MAP LOCATION LETTER: _____

OWNER: _____

PHONE: _____

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 34 DISTANCE BETWEEN UNITS _____

VACANCIES: _____

CITY WATER: YES _____; NO _____

CITY SEWER: YES _____; NO x

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: couldn't find this one

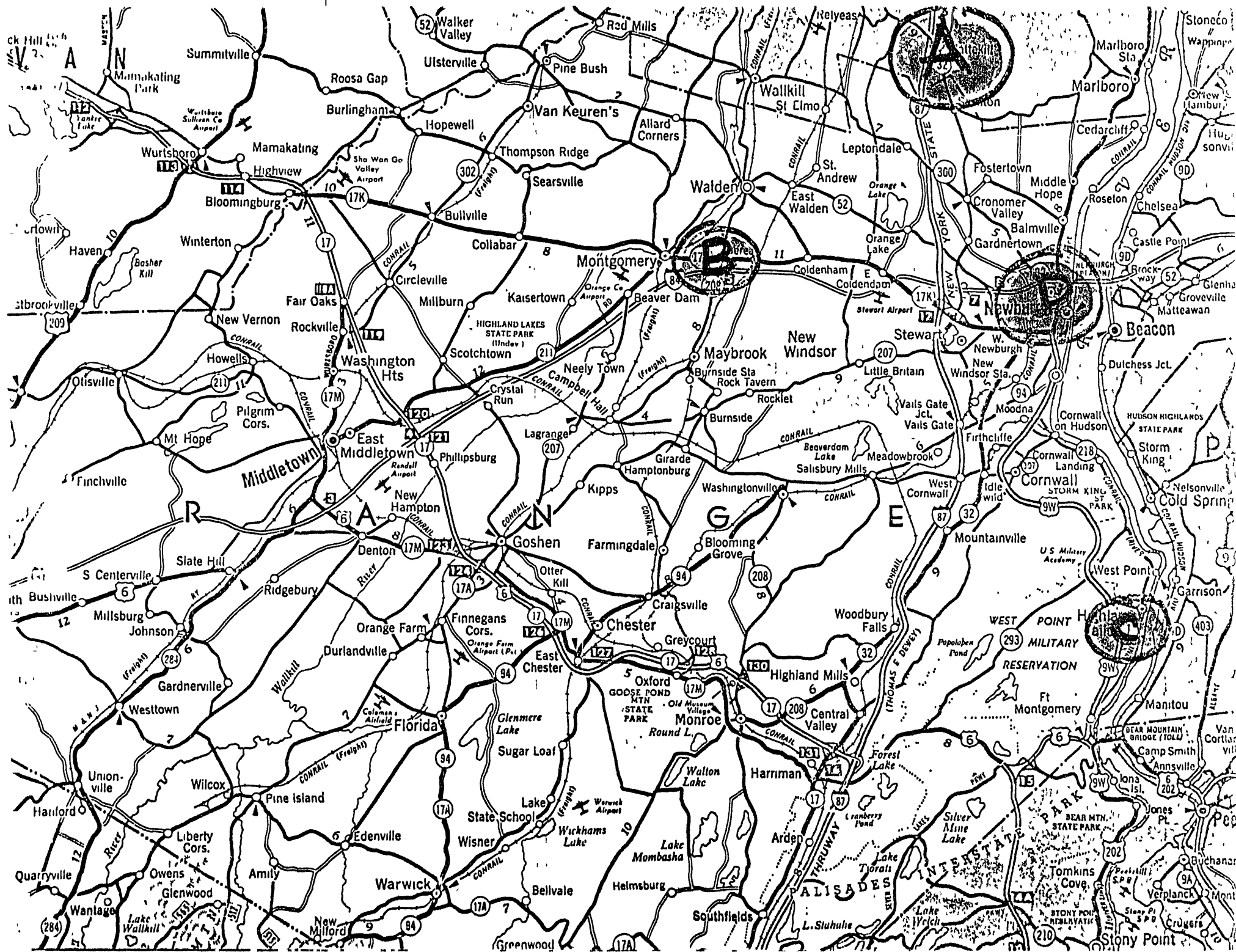
NUMBER OF CHILDREN PER UNIT: _____

1.3 EXISTING MOBILE HOME PARKS OUTSIDE THE
TOWN OF NEW WINDSOR

The attached survey forms of several mobile home parks outside New Windsor reveal a generally higher caliber than those in the town. Still none appear to be up to the new guidelines for future sites in New Windsor or up to the quality of our proposed site.

The largest, Forest Park, in Plattekill (220 units) was more attractive and spacious than any in New Windsor. It didn't have city water and sewer, but it did have extras like a recreation area and TV antenna. Rents run from \$90. to \$110. per month.

The most attractive - and closest to our standards is Candlestick Mobile Home Park in Newburgh. Rents run from \$100. to \$120. per month.



MOBILE HOME PARK SURVEY

NAME: Candlestick Mobile Home Park

ADDRESS: Lattetown Rd. off 9W
TOWN OF Newburgh, COUNTY OF Orange

MAP LOCATION LETTER: D

OWNER: Cosman

PHONE: 562 7123

SIZE OF LOT: large ACRES

NUMBER OF UNITS: 78 DISTANCE BETWEEN UNITS 10-15ft.

VACANCIES: a few

CITY WATER: YES x; NO

CITY SEWER: YES x; NO

RENTAL RANGE: \$ 100 UP TO \$ 120 PER MONTH.

RECREATION AREA: YES ; NO

SKIRTS: ON ALL UNITS ; SOME UNITS x; NO UNITS

GENERAL APPEARANCE: very attractive, set on a hill, owner sells home
but you don't have to buy from him.

NUMBER OF CHILDREN PER UNIT: .20

MOBILE HOME PARK SURVEY

NAME: Forest Park

ADDRESS: rte. 32
TOWN OF Plattekill, COUNTY OF ULSTER

MAP LOCATION LETTER: A

OWNER: _____

PHONE: 564-2110

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 220 DISTANCE BETWEEN UNITS 15 ft

VACANCIES: several in new section

CITY WATER: YES _____; NO X

CITY SEWER: YES _____; NO X

RENTAL RANGE: \$ 90 UP TO \$ 110 PER MONTH.

RECREATION AREA: YES x; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: attractive, 8 yrs. old

LOTS 2500 TO 5000 SQ FT.

NUMBER OF CHILDREN PER UNIT: .20

MOBILE HOME PARK SURVEY.

NAME: Timberbrook

ADDRESS: rte. 32
TOWN OF Plattekill, COUNTY OF ULSTER

MAP LOCATION LETTER: A

OWNER: _____

PHONE: 883 6154

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: about 50 DISTANCE BETWEEN UNITS 10-15ft

VACANCIES: yes

CITY WATER: YES _____; NO X

CITY SEWER: YES _____; NO X

RENTAL RANGE: \$ 85 UP TO \$ _____ PER MONTH.

RECREATION AREA: YES x; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: attractive

NUMBER OF CHILDREN PER UNIT: .25

MOBILE HOME PARK SURVEY

NAME: Plattekill Mobile Home Park

ADDRESS: near rte. 32 & Thruway bridge
TOWN OF Plattekill, COUNTY OF DUlster

MAP LOCATION LETTER: A

OWNER: _____

PHONE: _____

SIZE OF LOT: small ACRES

NUMBER OF UNITS: 8 DISTANCE BETWEEN UNITS 5-7ft

VACANCIES: 0

CITY WATER: YES _____; NO X

CITY SEWER: YES _____; NO X

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: homes close together

NUMBER OF CHILDREN PER UNIT: .10

MOBILE HOME PARK SURVEY

NAME: Sleepy Hollow Mobile Home Park, Inc.

ADDRESS: rte. 17 K
TOWN OF Walden, COUNTY OF Orange

MAP LOCATION LETTER: B

OWNER: _____

PHONE: 564 0490

SIZE OF LOT: _____ ACRES large

NUMBER OF UNITS: 160 DISTANCE BETWEEN UNITS 5-10 ft.

VACANCIES: 1-2

CITY WATER: YES _____; NO _____

CITY SEWER: YES _____; NO _____

RENTAL RANGE: \$ 110 UP TO \$ _____ PER MONTH.

RECREATION AREA: YES^x _____; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS ^x _____; NO UNITS _____

GENERAL APPEARANCE: Homes close together. Pool and swing
set.

NUMBER OF CHILDREN PER UNIT: .20

MOBILE HOME PARK SURVEY

NAME: Hudson View

ADDRESS: 9W
TOWN OF Highlands Falls, COUNTY OF

MAP LOCATION LETTER: C

OWNER:

PHONE: 446 4723

SIZE OF LOT: ACRES not too big

NUMBER OF UNITS: 30-50 DISTANCE BETWEEN UNITS 5-7 ft.

VACANCIES: ?

CITY WATER: YES ; NO

CITY SEWER: YES ; NO

RENTAL RANGE: \$ UP TO \$ PER MONTH.

RECREATION AREA: YES x; NO

SKIRTS: ON ALL UNITS ; SOME UNITS x; NO UNITS

GENERAL APPEARANCE: homes are close together. General
appearance is neat.

NUMBER OF CHILDREN PER UNIT: .30

MOBILE HOME PARK SURVEY

NAME: _____

ADDRESS: rte 9W in Newburgh going N past entrance to 84
TOWN OF Newburgh, COUNTY OF Orange

MAP LOCATION LETTER: D

OWNER: _____

PHONE: _____

SIZE OF LOT: small ACRES

NUMBER OF UNITS: 8 DISTANCE BETWEEN UNITS 5ft.

VACANCIES: ?

CITY WATER: YES ; NO

CITY SEWER: YES ; NO

RENTAL RANGE: \$ UP TO \$ PER MONTH.

RECREATION AREA: YES ; NO x

SKIRTS: ON ALL UNITS ; SOME UNITS ; NO UNITS

GENERAL APPEARANCE: neat, nothing extra

NUMBER OF CHILDREN PER UNIT: 0

MOBILE HOME PARK SURVEY

NAME: Hudson Valley View Trailer Park

ADDRESS: 560 9W
TOWN OF Newburgh, COUNTY OF Orange

MAP LOCATION LETTER: D

OWNER: _____

PHONE: _____

SIZE OF LOT: small ACRES

NUMBER OF UNITS: 20 DISTANCE BETWEEN UNITS 10-12 ft.

VACANCIES: 1

CITY WATER: YES _____; NO _____

CITY SEWER: YES _____; NO _____

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: neat

NUMBER OF CHILDREN PER UNIT: .10

MOBILE HOME PARK SURVEY

NAME: _____

ADDRESS: Brewer Rd.
TOWN OF Newburgh, COUNTY OF Orange

MAP LOCATION LETTER: D

OWNER: _____

PHONE: _____

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: 35 DISTANCE BETWEEN UNITS 5-7 ft

VACANCIES: _____

CITY WATER: YES _____; NO _____

CITY SEWER: YES _____; NO _____

RENTAL RANGE: \$ _____ UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO x

SKIRTS: ON ALL UNITS _____; SOME UNITS x; NO UNITS _____

GENERAL APPEARANCE: not attractive

NUMBER OF CHILDREN PER UNIT: .25

MOBILE HOME PARK SURVEY

NAME: Modena Country Club

ADDRESS: off rte. 32 on Orchard Drive
TOWN OF Modena, COUNTY OF _____

MAP LOCATION LETTER: _____

OWNER: _____

PHONE: 883 7583

SIZE OF LOT: _____ ACRES

NUMBER OF UNITS: _____ DISTANCE BETWEEN UNITS _____

VACANCIES: _____

CITY WATER: YES _____; NO _____

CITY SEWER: YES _____; NO _____

RENTAL RANGE: \$ 80 UP TO \$ _____ PER MONTH.

RECREATION AREA: YES _____; NO _____

SKIRTS: ON ALL UNITS _____; SOME UNITS _____; NO UNITS _____

GENERAL APPEARANCE: didn't visit because I could not find it.

NUMBER OF CHILDREN PER UNIT: .10

We believe it important that you know just what you may expect from us and what we expect of you. This makes certain rules necessary in order to keep our park a nicer place to live.

1. Rates as of October 1, 1975, \$60 00 per month.
\$2 00 per month for third person, plus
\$1 00 per month for each additional person.
\$2 00 per month for automatic washer.
Rates subject to change with 30 days notice. All rent is to be paid by the 1st of each month. There will be a fee of \$1 00 if the rent is paid on the 2nd, \$3 00 the 3rd, \$6 00 the 4th and rent will not be accepted after 12 00 A.M. the 4th, unless arrangements have been made with the management.
2. A \$60 00 lot deposit to be held by management until mobile home is moved.
3. **NO PETS OF ANY KIND.**
4. Renting or Subleasing your home is Not Permitted. Your mobile home cannot be sold or displayed in the park. If you desire to sell, you must move the home.
5. **SPEED LIMIT 5-10 M.P.H.** Each tenant has a driveway Absolutely no parking on the street. Visitors must park in your driveway when space is available; if not, they may park on **SOUTH** or **EAST** side of street only.
6. Each tenant is responsible for the upkeep of his own yard No rubbish of any nature permitted. Mow and clip your lawn as needed. Arrange to have it maintained when needed, otherwise, there will be a \$10 00 mowing charge. Keep equipment and toys out of view when not in use.
7. Umbrella-type Clotheslines are permitted, if they are kept back away from view. These must be folded down when not in use.
8. All homes must be skirted within 30 days after moving in Uniform skirting must be used. Check with management.
9. Cabanas or enclosures must be factory built and must be approved by management before construction. Absolutely no fencing of any kind.
10. No excess noise after 10 00 P.M.
11. Children belong in their **OWN YARD** unless special permission is given by other tenants. The street **IS NOT** a play area Two-wheeled bicycles only in street
12. Please help protect all trees, shrubbery and flowers Any trees and shrubbery planted cannot be removed from premises when you move.
13. Tenants furnish their own 20 or 30 Gal Galv. garbage can. One can to a home; picked up twice a week An additional can will cost \$1.00 a month more. Keep all garbage cans back from view. Absolutely no burning
14. No mechanical work to be done on car on lots. You may wash your car with pail only.
15. You must have a storage building and it must be approved by management.
16. When the management has a message for you a note will be placed on your door.
17. Boats, campers, and motorhomes permitted on your lot day before and day after departure only. **STORAGE OF SUCH IS NOT** permitted on your mobilehome lot Storage available on slab at following rates per month: \$4, motor homes; \$3, campers, boats, and extra cars.
18. Management assume no responsibility for water pipes, or sewer connections above the ground; leaking faucets and toilets will freeze sewer lines.
19. Your light and mail box is your responsibility; replace bulb as needed with 100 watt bulb. The letter and lot numbers must be obtained from the management, .15 each.
20. No excessive riding of motorcycles.

STATE OF NEW YORK)
COUNTY OF ORANGE)

ss.:

AFFIDAVIT OF SERVICE BY MAIL

BETTY B. MANS, being duly sworn, deposes and says:

I am not a party to the action, am over 18 years of age and reside at 16 Tamara Lane, Cornwall, New York 12518.

I served a true copy of the Notice of Public Hearing in the matter of SAFEKY MINI-WAREHOUSES, INC., to the individuals named in the annexed list of surrounding property owners at the addresses set forth therein via Certified Mail Return Receipt Requested, by mailing the same in a sealed envelope, with postage prepaid thereon, in a post-office of the U.S. Postal Service within the State of New York, on the 17th day of February, 1978.

Betty B. Mans
Betty B. Mans

Sworn to before me this

27th day of February, 1978

Carol A. Lynn

CL. LYNN

78

LIST OF PROPERTY OWNERS

- 1763 ✓ New York State Thruway Authority ✓ DiMiceli, Anthony & Vincenza
Albany, New York 12223 Box 283
Vails Gate, N.Y. 12584
- ✓ Hopkins, George M. & Edna ✓ Academy Terminal Corp.
Box 31 90 Main Street
Vails Gate, N.Y. 12584 Highland Falls, N.Y. 10928
- ✓ Terwilliger, Helen ✓ Bernhardt, Coleen & Robert G.
Box 73 Box 407
Vails Gate, N.Y. 12584 Vails Gate, N.Y. 12584
- ✓ Consolidated Rail Corp. ✓ Boneri, Concetta
Tax Dept. room 1310 Vails Gate, N.Y. 12584
6 Penn Center Plaza
Philadelphia, Pa. 19104
- ✓ Walsky, Harold; Duarte, Graciano B. Simonson Richard & Helen
554 Chestnut Ridge Road Vails Gate, N.Y. 12584
Woodcliff Lake, N.J. 07675
- ✓ Bergknoff, Irwin ✓ Brewer, Ella
Route 32 Box 527
Highland Mills, N.Y. 10930 Vails Gate, N.Y. 12584
- ✓ Ettinger, Howard W. & Sarah P. ✓ Brewer, Wilbur
Box 64 Vails Gate, N.Y. 12584
Vails Gate, N.Y. 12584
- ✓ Ernst, Jerome & Pearl
P.O. Box 212
Monroe, N.Y. 10950
- ✓ VGR Associates ✓ Brewer, Walter
P.O. Box 334 Vails Gate, N.Y. 12584
Lenox Hill Station
N.Y. N.Y. 10021
- ✓ McMillan, Mary
C/O Mrs. James Deyo
P.O. Box 293
Vails Gate, N.Y. 12584
- ✓ Bruyn, Charles D. & Frances E. ✓ Brewer, Russell R. Sr.
Box 303 Box 103
Vails Gate, N.Y. 12584 Vails Gate, N.Y. 12584
- ✓ GAF Corporation ✓ Brewer, Helen, Ida Mae, Michael
1361 Alps Road Vails Gate, N.Y. 12584
Wayne, N.J. 07470
- ✓ Worrad, Faith G. & Lewis H. Jr.
28 Park Avenue
Ossining, N.Y. 10562

✓ Deyo, Beatrice & James
✓ Scherf, Hannah M.
Vails Gate, N.Y. 12584

✓ Central Hudson Gas & Electric
284 South Road
Poughkeepsie, N.Y. 12601

✓ Pushman, Albert & William
Box 158
Vails gate, N.Y. 12584

✓ Pushman, Albert & Josephine
Vails Gate, N.Y. 12584

✓ Pushman, william J. & Marion
Route 32
Vails Gate, N.Y. 12584

✓ Carione, John & Louise
33-335 Blooming Grove Tpke.
New Windsor, N.Y. 12584

✓ Dahlin, Raymond & Jean M.
Box 508
Vails Gate, N.Y. 12584

✓ Slepoy, Herbert & Gardner, Fred
881 Knota Road
Woodmere, N.Y. 11598

Very truly yours,

J. G. Parisi
JOSEPH G. PARISI
Sole Assessor
Town of New Windsor

Memo

FROM:

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 UNION AVENUE

NEW WINDSOR, NEW YORK 12550

JAN 6 1978

JAN 6 1978

TO:

Zoning Board of Appeals

DATE:

January 3, 1978

SUBJECT:

Trailer Park

Mini Ware House property

78-4

—FOLD HERE—

Gentlemen:

The Planning Board feels that this Trailer Park
would not be in the best interest for the Town.

Very truly yours,

Henry

HENRY VAN LEEUWEN
Chairman

HVL/s

by _____

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE, that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 4.

Request of LBL ASSOCIATES AND SAFEKY MINI-WAREHOUSES, INC. for a VARIANCE of the regulations of the Zoning Ordinance to permit the construction of a "mobile home park" consisting of 27 units in an area presently zoned "C" (Design Shopping) being a VARIANCE of Sections 48-8, 48-9 and 48-10 of Article III for property situated as follows: Tax Map Section 69, Lot 4, Block 6, 640 feet South of New York State Route 94; bounded on North by SAFEKY MINI-WAREHOUSES, INC. (LBL ASSOCIATES); bounded on South by Cornwall-New Windsor town line; bounded on West by Palumbo; bounded on East by Central Hudson Gas & Electric Corp., and Academy Terminal Corp.

SAID HEARING will take place on the 27th day of February, 1978, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, beginning at 8:00 o'clock P.M.

LAW OFFICES
Daniel J. Bloom
Peter F. Bloom
ROUTE 94 POST OFFICE BOX 477
VALE GATE, NEW YORK 12584

Chairman

555 Union Avenue
New Windsor, N. Y. 12550
February 22, 1978

Ernest Spigaardo, Chairman
New Windsor Planning Board
555 Union Avenue
New Windsor, N. Y. 12550

RE: PUBLIC HEARINGS BEFORE THE ZONING BOARD OF APPEALS
February 27, 1978

Dear Ernie:

Kindly be advised that the following public hearings will be heard before the Zoning Board of Appeals on Monday evening, February 27, 1978:

8 p.m. - Application of SAFE-KEY MINI-WAREHOUSES, INC.
~~applicant~~ for trailer park on Route 94.

8:15 p.m. - Application of FRANK WORTMANN and ROBERT
LOEVEN for construction of 4-4 family
residences in an R-5 district.

I have enclosed herewith copies of the above applications together with public hearing notices which were published in The Evening News.

Very truly yours,

PATRICIA RAZANSKY, Secretary

/pr

Enclosures

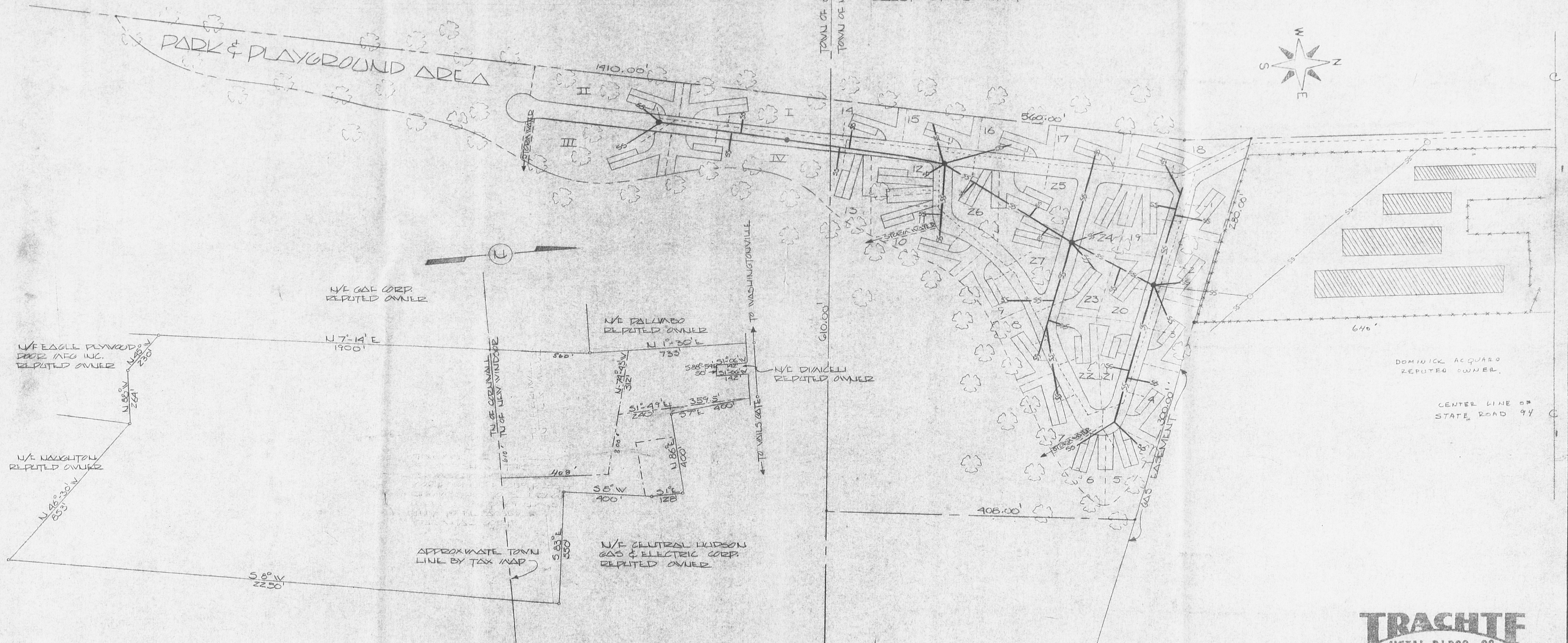
cc: Howard Collett, Bldg/Zoning Inspector

THIS SITE WILL BE DESIGNED TO MEET
RESTRICTIONS - TOWN OF CORNUALL

- ZONING - A-2
- AT LEAST 10,000 SQ FT PER SITE.
- PROVIDE 10' X 18' TERRACE
- PROVIDE TENANT STORAGE OF AT LEAST 90 CUBIC FEET.
- ALL MOBILE HOMES MUST BE AT LEAST 50' FROM PROPERTY LINES
- ALL MOBILE HOMES MUST BE AT LEAST 30' APART.
- PROVIDE RECREATION AREA WHICH IS AT LEAST 10% OF TOTAL SITE.

THIS SITE WILL BE DESIGNED TO MEET
RESTRICTIONS - TOWN OF NEW WINDSOR

- ZONING - C
- MOBILE HOME SITE SHALL CONTAIN AT LEAST 10 ACRES
- AT LEAST 5,000 SQ FT PER SITE.
- PROVIDE 10' X 45' SLAB WITH TIE-DOWN ANCHORS
- ALL MOBILE HOMES MUST BE AT LEAST 30' FROM PROPERTY LINES
- ALL MOBILE HOMES MUST BE AT LEAST 30' APART.
- ALL MOBILE HOMES MUST BE AT LEAST 20' FROM ROADWAY
- PROVIDE RECREATION AREA OF AT LEAST 10,000 SQ FT.



TRACHTE
METAL BLDGS., CO.

112 N. DICKINSON ST. MADISON, WISCONSIN 53708

SCALE: 1" = 60'-0"	APPROVED BY:	DRAWN BY: DCK
DATE: 6-24-77		REVISED: 1-16-78
SAFETY MOBILE HOME PARK NEWBURGH, NEW YORK		
PLOT PLAN	DRAWING NUMBER	